



**4. Business Arising from the Minutes**

None for this session

**5. Disclosure of Pecuniary Interest and General Nature Thereof**

None for this session

**6. Chair's Comments**

Chair Kelly welcomed everyone in attendance

**7. Ratepayer's Delegations**

None for this session

**8. Public Hearing(s)**

a. LSRA-2023-01-Norman and Cathy Guppy - 73 South Shore Road

A public meeting was held on an application submitted by Norman and Cathy Guppy. The applicants are requesting to close and purchase the road allowance in front of 73 South Shore Road.

Mr. Kirton advised that the MTO and Hydro commented that the application is outside their jurisdiction. The North Bay Mattawa Conservation Authority also had no objections. Mr. Kirton advised that staff comments received had no objections with the application at hand. Mr. Kirton, Director of Community Services recommended the approval of the application.

No public input was received at the public meeting.

**2023-23**

**Moved by** Tara Michauville

**Seconded by** Bill Boake

WHEREAS a request has been made by Norman and Cathy Guppy to close and purchase the original shoreline road allowance abutting 73 South Shore Road.

AND WHEREAS By-law No. 2015-35 provides policies and procedures for the disposition of Shoreline Road Allowances in the Municipality of East Ferris;

AND WHEREAS the request would comply with the policies set out in By-law No. 2015-35;

THEREFORE BE IT RESOLVED that the request made by Norman and Cathy Guppy to close and purchase the original shoreline road allowance abutting 73 South Shore Road be recommended to proceed in accordance with applicable regulations, policies and procedures set out in By-law No. 2015-35.

**b. C-2023-02 - Claude and Nicky Levasseur - 581 Big Moose Road**

A public meeting was held on an application submitted by Claude and Nicky Levasseur. The applicants are applying to rezone the subject lands from the Resort Commercial (C3) to the Lakefront Residential (RL) zone. The rezoning is being applied for concurrently with a consent to sever application on the same property. The intent of these applications is to sever a parcel of land that is approximately 15 acres from the Big Moose Camp property so that it may be used for the development of a single detached dwelling. The rezoning is required because the property is currently all zoned commercial, so a residential zoning would be required for the severed lot.

Mr. Kirton advised that the MTO and Hydro commented that the application is outside their jurisdiction. The North Bay Mattawa Conservation Authority commented that anything within their permitting areas may require DIA permit for each future development. A lengthy email was received from a neighbour on Morgan Road. The neighbour advised that the application is premature and would like to see more details of development plans and studies, access easements, and a survey should be required prior to move forward with the application.

No public input was received at the public meeting and the application was approved.

**2023-24**

WHEREAS the land owner(s) of the lands described as CON 4 PT BROKEN LOT 7 PT LOT 8 CON 5 PT BROKEN LOTS 7 AND 8 PT RD ALLOW AND RP NR438 PART 6 RP NR143 PART 8 RP NR1716 PART 1 PCL 9949 9998 on what is locally known as Big Moose Road have applied to amend Comprehensive Zoning By-law No. 2021-60 to rezone approximately 15 acres of the property from Resort Commercial (C3) to the Lakefront Residential Special (RL) zone in order to permit the development of a single detached dwelling on the lot with a reduced frontage of 50m, representing the existing lot frontage along Lake Nosbonsing on the southerly portion of the property;

AND WHEREAS the rezoning is being applied for concurrently with a consent to sever application where the approximate 15 acres of land will be severed from the subject lands;

AND WHEREAS the application is consistent with the Provincial Policy Statement, 2020;

AND WHEREAS the application is in conformity with the policies contained within the Official Plan for the Municipality;

THEREFORE BE IT RESOLVED that the application for a zoning by-law amendment be recommended for approval.

**Carried Chair Kelly**

**9. Correspondence and Information Items**

None for this session

**10. In-Camera (if required)**

None for this session

**11. Adjournment**

**2023-25**

**Moved by** Tara Michauville

**Seconded by** Frank Corbeil

THAT the Planning Advisory Committee Meeting adjourn at 6:53 p.m.

**Carried Chair Kelly**

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Chair

Terry Kelly

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Director of Community Services

Greg Kirton